

FOR LEASE

LEASE RATE **\$1,850.00/MONTH**

📍 17150 NORTH ELDRIDGE PARKWAY, STE E,
TOMBALL 77377
625 SF OFFICE CONDO



TRACY NAPIER
Principal/Associate Broker
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(713) 907-1707



PROPERTY HIGHLIGHTS



Location

17150 North Eldridge
Parkway, Ste E, Tomball
77377



Asking Price

\$1,850.00 / Month



Size

625 SF Office Condo

- **625 SF Professional Office Condo** - Includes 625 SF Finished Office Space on ±0.078 AC in a well-positioned corridor
- **3 Private Offices** - Thoughtfully designed layout, ideal for executive use and team productivity
- **Elevated Interior Finishes** - Clean, modern workspace that caters to both clients and staff
- **10' Ceilings** - Enhanced natural lighting, creating an inviting atmosphere
- **Dedicated Kitchenette/Breakroom** - Making for day-to-day convenience
- **In-Suite ADA Compliant Restroom**
- **Move-in Ready Space** - Tailored for professional use with optimized efficiency and quality in mind

Contact Us

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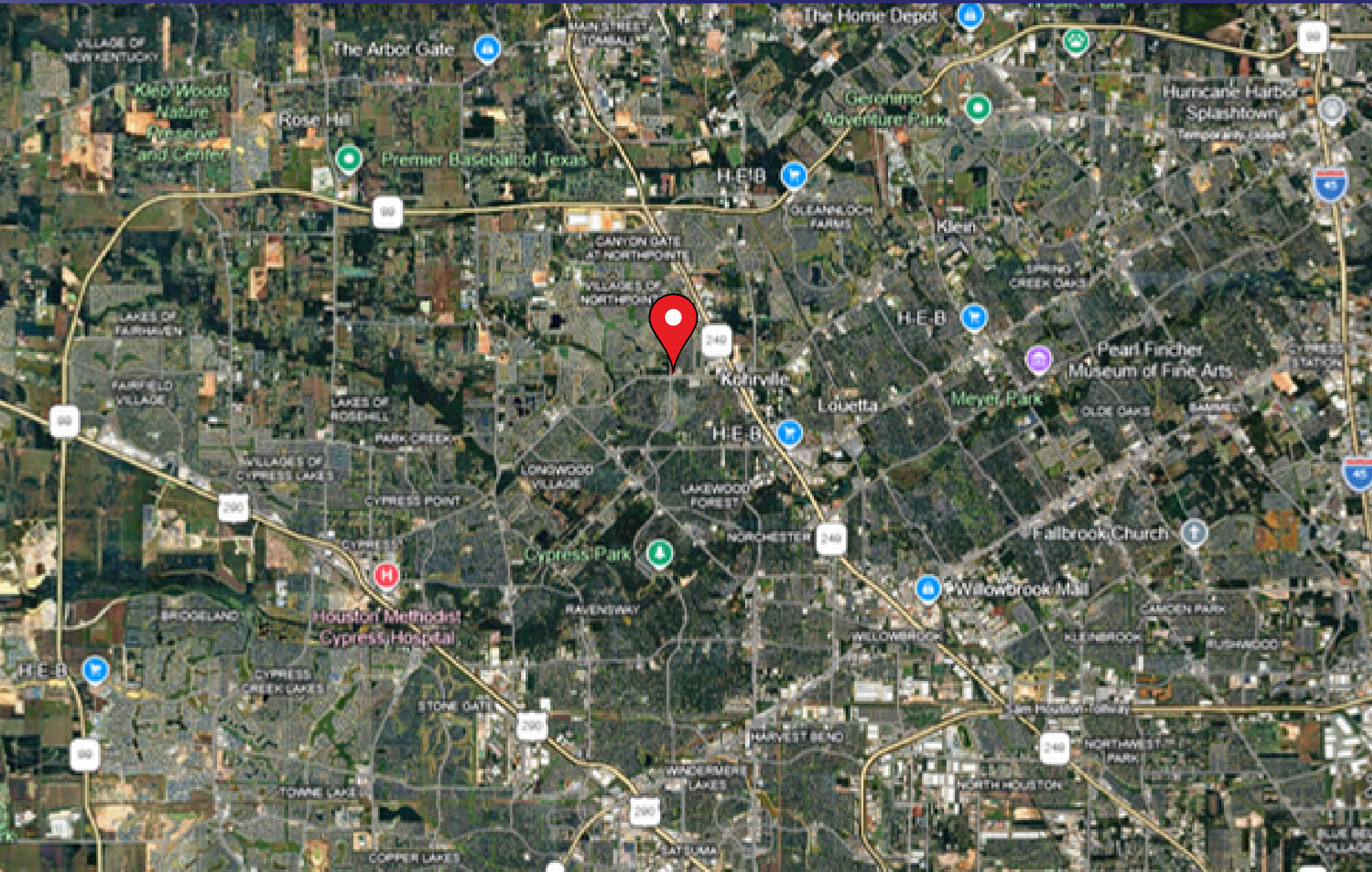
EXTERIOR PICTURES



INTERIOR PICTURES



LOCATION MAP



SITE AERIAL



MARKET AERIAL



Approximately ± 1.0 Mile to SH 249 with
Direct Access to North Eldridge
Parkway, Adjacent to Spring Cypress Rd



DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

17150 N Eldridge Pkwy, Tomball, Texas, 77377 2
Ring of 3 miles

KEY FACTS

98,975

Population

37.5

Median Age



34,088

Households

\$101,750

Median Disposable Income

EDUCATION

4.5%

No High School Diploma

19.5%

High School Graduate

25.9%

Some College/
Associate's Degree

50.0%

Bachelor's/Grad
/ Prof Degree

98,975

2023 Total
Population (Esri)

INCOME



\$122,170

Median Household
Income



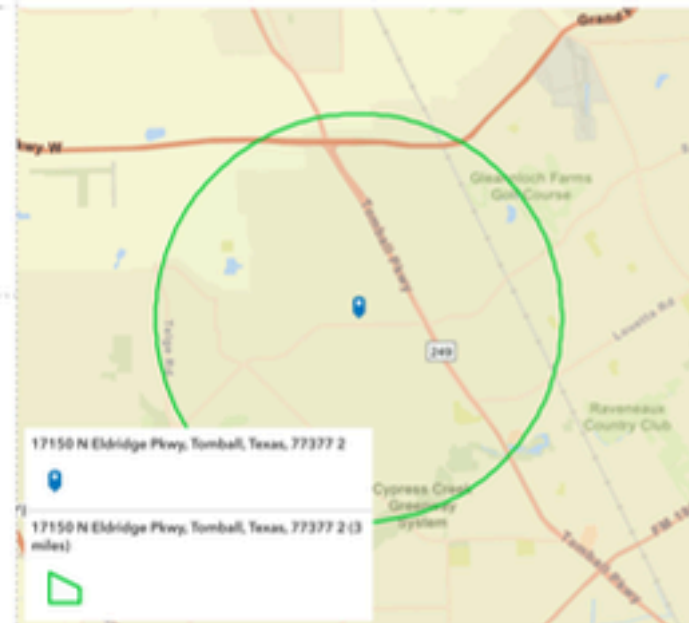
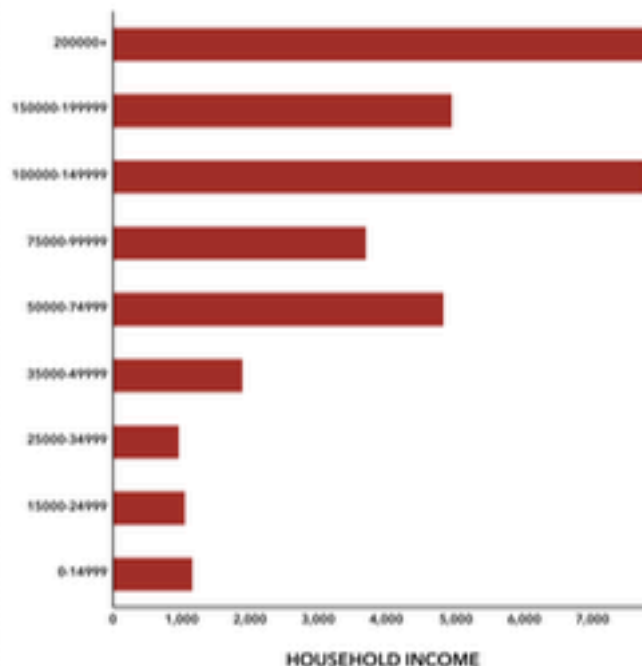
\$52,576

Per Capita Income



\$535,503

Median Net Worth



EMPLOYMENT

76.3%

White Collar

13.5%

Blue Collar

11.9%

Services

3.7%

Unemployment
Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

Full demographic package available upon request.

11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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TXR 2501

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